

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Todd Vargo, Planner I

SUBJECT: DG 8-4-03 Country Western Store Plat, Centerline Homes/Joseph Michael McHugh, 7500 & 7550 Griffin Road, Generally located on the south side of Griffin Road between SW 74 Terrace and SW 76 Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE OF THE COUNTRY WESTERN STORE PLAT, AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner is requesting to amend the non-vehicular access line of the Country Western Store Plat by eliminating a 40-foot opening on Griffin Road and reducing and relocating a 50-foot opening to SW 74 Terrace.

The plat currently shows three access openings. Two access openings front Griffin Road; a 60-foot opening whose centerline is located approximately 130 feet east of the centerline of SW 76 Avenue, and a 40-foot access opening whose centerline is located approximately 100 feet west of the centerline of SW 74 Terrace. The plat provides for a single 50-foot access opening on SW 74 Terrace; the centerline of the opening is approximately 215 feet south of the northern edge of the plat.

The proposed delegation request would eliminate the 40-foot access opening to Griffin Road, reduce the access opening along SW 74 Terrace from 50 feet to 20 feet, and relocate the centerline of the access opening along SW 74 Terrace from approximately 160 feet south of the plat's northern boundary to 130 feet south of the plat's northern boundary.

Four other requests for this site are being placed on this Town Council agenda so the items may be discussed concurrently:

1. A request for site plan approval, SP 3-1-03, Country Western Village,
2. A request for application of flexibility, FX 3-1-03
3. A request to amend the restrictive note on the plat, DG 8-3-03,
4. A request for findings of adequacy DA 8-2-03

PREVIOUS ACTIONS: None.

CONCURRENCES: None.

FISCAL IMPACT: None.

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Planning Report, Plat, Land Use Map, Zoning and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE OF THE COUNTRY WESTERN STORE PLAT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the Country Western Store Plat was recorded in the public records of Broward County in Plat Book 167, Page 6; and

WHEREAS, the owners desire to amend the non-vehicular access line associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed amendment to the non-vehicular access line shown on the Country Western Store Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Contract Purchaser:

Name: Centerline Homes
Address: 12434 Wiles Road
City: Coral Springs, FL 33076
Phone: (954) 344-8040

Agent:

Name: Joseph Michael McHugh
Address: 7550 Griffin Road
City: Davie, FL 33314
Phone: (954) 252-7103

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend the non-vehicular access line on the Country Western Store Plat to eliminate the 40-foot opening on Griffin Road and reduce and relocate a 50-foot opening on SW 74 Terrace.

Address/Location: 7500 & 7550 Griffin Road/Generally located on the south side of Griffin Road between SW 74 Terrace and SW 76 Avenue.

Future Land Use Plan Designation: Commercial and Residential (5 DU/ AC)

Zoning: Griffin Corridor District (West Gateway Use Zone 1)

Existing Use: One-story retail store and storage yard

Proposed Use: One office building of 21,192 square feet and 52 town homes

Parcel Size: 5.387 acres (234,658 square feet)

Surrounding Land

Use Plan Map Designations:

North: Residential (3 DU/ AC)
South: Residential (5 DU/ AC)
East: Commercial
West: Commercial & Residential (5 DU/ AC)

Surrounding Uses:

Single family dwellings
Single family dwellings, Nursery
Office building
Single family dwellings

Surrounding Zoning:

North: R-3, Low Density Dwelling District
South: A-1, Agricultural District
R-5, Low Medium Dwelling District
East: Griffin Corridor District (West Gateway Use Zone 1)
R-5, Low Medium Dwelling District
West: Griffin Corridor District (University Drive Node)

ZONING HISTORY

Related Zoning History: The subject site was rezoned to B-3 (Planned Business Center) in 1997.

The subject site was rezoned to Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

The Plat, Country Western Store, was approved by the Town Council on August 20, 1997. The plat is restricted to 26,571 square feet of commercial use on Parcel A, and 15,704 square feet of commercial (no restaurant) use on Parcel B.

Requests on same property: There are currently five requests for the subject site before Town Council.

1. SP 3-1-03, site plan approval for Country Western Village as a mixed-use development consisting of a 21,192 square feet office building and 52 town homes.
2. FX 3-1-03, a request is to assign 36 reserve units to the subject site without a land use amendment.
3. DA 8-2-03, a request for Findings of Adequacy for concurrency for the Country Western Store Plat.
4. DG 8-4-03, a request to amend the restrictive note on the Country Western Store Plat.
5. This request, DG 8-4-03, a request to amend the non-vehicular access line as shown on the Country Western Store Plat and to relocate a 50-foot opening on SW 74 Terrace.

APPLICATION DETAILS

Petitioner is requesting to amend the non-vehicular access line of the Country Western Store Plat by eliminating a 40-foot opening on Griffin Road and reducing and relocating a 50-foot opening to SW 74 Terrace.

APPLICABLE CODES AND ORDINANCES

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

The Broward County Land Development Code requires Delegation Requests for plat note revisions.

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the non-vehicular access line originally approved on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat.

COMPREHENSIVE PLAN CONSIDERATIONS

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies: The proposed amendment to the restrictive note on the Country Western Store Plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

STAFF ANALYSIS/FINDINGS OF FACT

The proposed delegation request, in concert with the other applications before Town Council, would allow the subject site to be developed following all the guidelines of both the Land Development Code and the Comprehensive Plan, while allowing new, diverse development within the Griffin Road Corridor.

The plat currently shows three access openings. Two access openings front Griffin Road; a 60-foot opening whose centerline is located approximately 130 feet east of the centerline of SW 76 Avenue, and a 40-foot access opening whose centerline is located approximately 100 feet west of the centerline of SW 74 Terrace. The plat provides for a single 50-foot access opening on SW 74 Terrace; the centerline of the opening is approximately 215 feet south of the northern edge of the plat.

The elimination of the 40-foot access opening to Griffin Road is requested because this opening is too close to SW 74 Terrace. As originally approved, this opening would be in the midst of the deceleration lane for cars turning onto SW 74 Terrace from Griffin Road. The elimination of this opening allows for adequate time for cars turning onto SW 74 Terrace to decelerate. No changes are proposed to the 60-foot access opening onto Griffin Road.

Originally, the north end of the 50-foot access opening along SW 74 Terrace was placed approximately 160 feet south of the plat's northern boundary. The proposed relocation of the access point would move the opening approximately 130 feet from the northern boundary and would limit the opening to ingress only and would reduce the opening from 50 feet to 20 feet.

Staff finds that the proposed amendment is consistent with the proposed use of the subject site.

STAFF RECOMMENDATION

Recommendation: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

EXHIBITS

1. Justification letter
2. Plat
3. Proposed Relocation and Amendment of NVAL
3. Future Land Use Map
4. Subject Site, Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



KEITH & BALLBÉ, INC.

Consulting Engineers
2201 West Prospect Road, Suite 100
Fort Lauderdale, Florida 33309
Phone (954) 489-9801 Fax (954) 489-9802

August 26, 2003

Mrs. Annie Feng, Planner II
TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314-3399

Re: **COUNTRY WESTERN VILLAGE**
Engineer's Project Number: **22-09-54**
Town of Davie Number: **SP 3-1-03**

Dear Mrs. Feng:

Pursuant to the Town of Davie requirements, please find enclosed the following delegation requests for the above referenced project:

Amend Plat Note:

1. One (1) executed copy of the delegation request application.
2. A processing fee in the amount of \$1,000.00 made payable to "Town of Davie".

Justification: Delegation request required due to change in usage on proposed site plan.

Amend Non-Vehicular Access Line:

1. One (1) executed copy of the delegation request application.
2. A processing fee in the amount of \$1,000.00 made payable to "Town of Davie".

Justification: Delegation request required due to site plan configuration and Town of Davie Engineering Department requirements.

Findings of Adequacy:

1. One (1) executed copy of the delegation request application.
2. A processing fee in the amount of \$1,000.00 made payable to "Town of Davie".

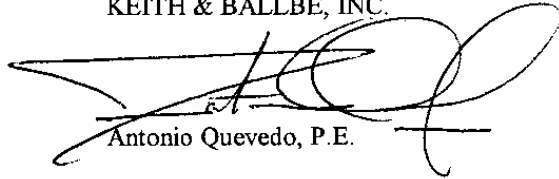
Justification: Delegation request required in order to reactivate plat with Broward County.

In addition, the following required documents have also been included:

1. A copy of the Broward County Application for Findings of Adequacy.
2. One (1) copy (8 ½" X 11") of the recorded plat.
3. Three (3) copies (11" X 17") of the recorded plat.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
KEITH & BALLBÉ, INC.



Antonio Quevedo, P.E.

xc: Nick Gluckman, Centerline Homes
Robert Stiegele, Centerline Homes
Mark Brumfield, Centerline Homes

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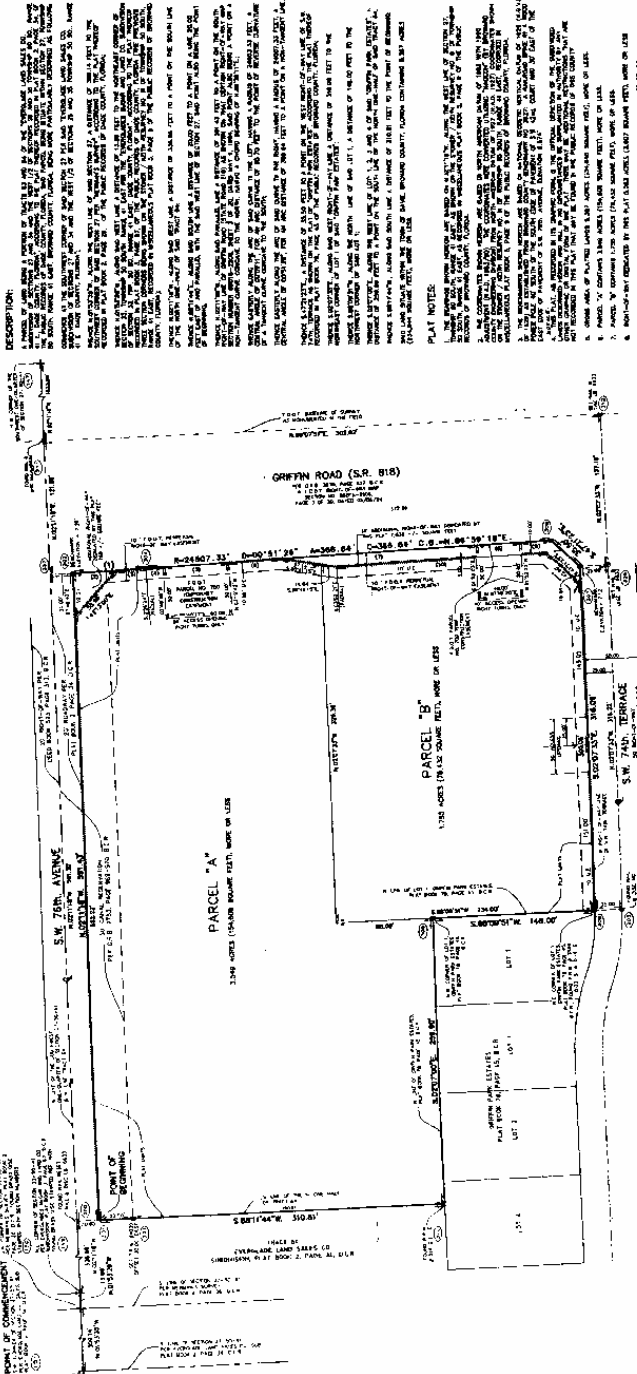
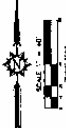
KEITH & BALLBÉ, INC.

STONER & ASSOCIATES, Inc.
1225 NORTH WINDYBROOK DRIVE
FORT LAUDERDALE, FLORIDA 33304

"COUNTRY WESTERN STORE"

A REPLAT OF A PORTION OF THE NORTH ONE-HALF OF TRACT 64 AND A PORTION OF TRACT 63, EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 27 AND 34, AND THE WEST ONE-HALF OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA SAID LANDS SITUATE WITHIN SECTION 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA

PLAT BOOK 167 PAGE 6
SHEET 2 OF 2 SHEETS



LEGEND

1	PLAT BOUNDARY
2	SECTION BOUNDARY
3	TRACT BOUNDARY
4	ADJACENT PLAT BOUNDARY
5	ADJACENT TRACT BOUNDARY
6	ADJACENT SECTION BOUNDARY
7	ADJACENT TOWNSHIP BOUNDARY
8	ADJACENT RANGE BOUNDARY
9	ADJACENT COUNTY BOUNDARY
10	ADJACENT STATE BOUNDARY
11	ADJACENT FEDERAL BOUNDARY
12	ADJACENT INTERNATIONAL BOUNDARY
13	ADJACENT OCEAN BOUNDARY
14	ADJACENT LAKE BOUNDARY
15	ADJACENT RIVER BOUNDARY
16	ADJACENT CREEK BOUNDARY
17	ADJACENT SWAMP BOUNDARY
18	ADJACENT MOUNTAIN BOUNDARY
19	ADJACENT HILL BOUNDARY
20	ADJACENT VALLEY BOUNDARY
21	ADJACENT PLAIN BOUNDARY
22	ADJACENT DESERT BOUNDARY
23	ADJACENT TUNDRA BOUNDARY
24	ADJACENT SAVANNAH BOUNDARY
25	ADJACENT STEPPE BOUNDARY
26	ADJACENT PRAIRIE BOUNDARY
27	ADJACENT MARCHES BOUNDARY
28	ADJACENT MOOR BOUNDARY
29	ADJACENT FEN BOUNDARY
30	ADJACENT MIRE BOUNDARY
31	ADJACENT SWAMP BOUNDARY
32	ADJACENT Bogs BOUNDARY
33	ADJACENT Marsh BOUNDARY
34	ADJACENT Fen BOUNDARY
35	ADJACENT Moor BOUNDARY
36	ADJACENT Marsh BOUNDARY
37	ADJACENT Fen BOUNDARY
38	ADJACENT Moor BOUNDARY
39	ADJACENT Marsh BOUNDARY
40	ADJACENT Fen BOUNDARY

COORDINATE TABLE

N	E	S	W
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

PLAT NOTES

1. THE BOUNDARY OF THE PLAT IS SHOWN BY A DASHED LINE. THE BOUNDARY OF THE TRACT IS SHOWN BY A SOLID LINE. THE BOUNDARY OF THE SECTION IS SHOWN BY A DOTTED LINE. THE BOUNDARY OF THE TOWNSHIP IS SHOWN BY A LONG DASHED LINE. THE BOUNDARY OF THE RANGE IS SHOWN BY A SHORT DASHED LINE. THE BOUNDARY OF THE COUNTY IS SHOWN BY A Wavy LINE. THE BOUNDARY OF THE STATE IS SHOWN BY A Wavy LINE. THE BOUNDARY OF THE FEDERAL GOVERNMENT IS SHOWN BY A Wavy LINE. THE BOUNDARY OF THE INTERNATIONAL GOVERNMENT IS SHOWN BY A Wavy LINE.

2. THE PLAT IS A REPLAT OF A PORTION OF THE NORTH ONE-HALF OF TRACT 64 AND A PORTION OF TRACT 63, EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 27 AND 34, AND THE WEST ONE-HALF OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

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Scott A. Guzzi & Assoc., Inc.

Land Surveyors - Mappers

6041 Kimberly Boulevard, Suite H
North Lauderdale, Florida 33068
(954) 973-0095

SKETCH AND LEGAL DESCRIPTION

(50' WIDE ACCESS OPENING)

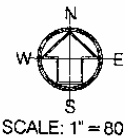
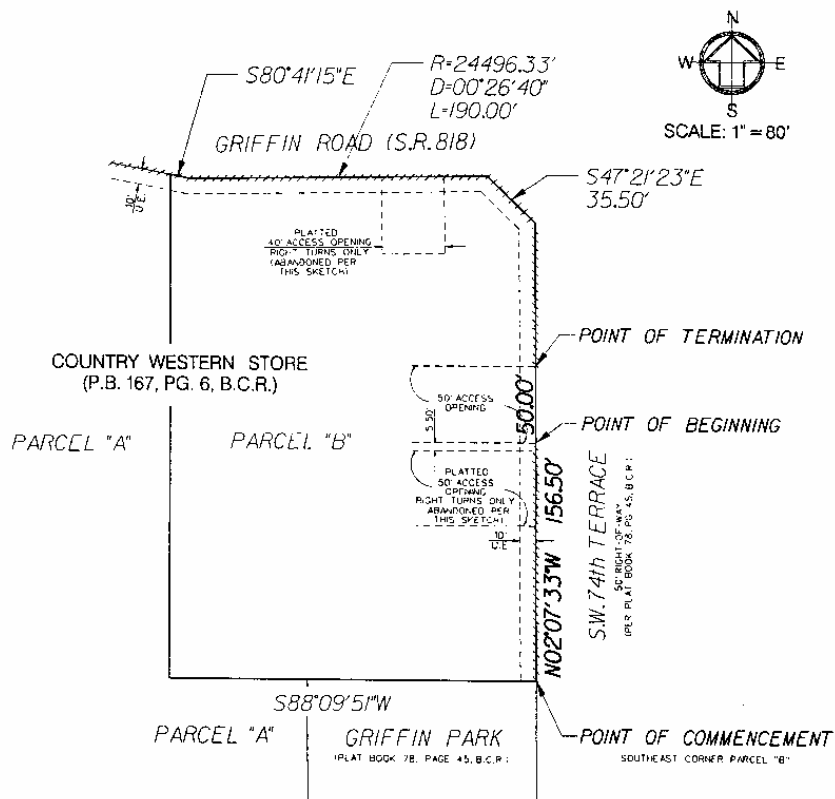
LEGAL DESCRIPTION:

A PORTION OF PARCEL "B", "COUNTRY WESTERN STORE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "B", THENCE N02°07'33"W A DISTANCE OF 156.50 FEET TO A POINT 5.50 FEET NORTH OF THE NORTH LINE OF A PLATTED 50' WIDE ACCESS OPENING AND THE POINT OF BEGINNING; THENCE CONTINUE N02°07'33"W A DISTANCE OF 50.00 FEET TO THE POINT OF TERMINATION.

THIS 50 FOOT WIDE ACCESS OPENING IS INTENDED TO REPLACE THE AFOREMENTIONED 50' WIDE ACCESS OPENING LYING 5.50 FEET SOUTH OF IT.

ADDITIONALLY, A PLATTED 40' WIDE ACCESS OPENING, ALONG GRIFFIN ROAD, IS HEREBY ABANDONED.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON COMPLY WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 6101-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 111.02, FLORIDA STATUTES, AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

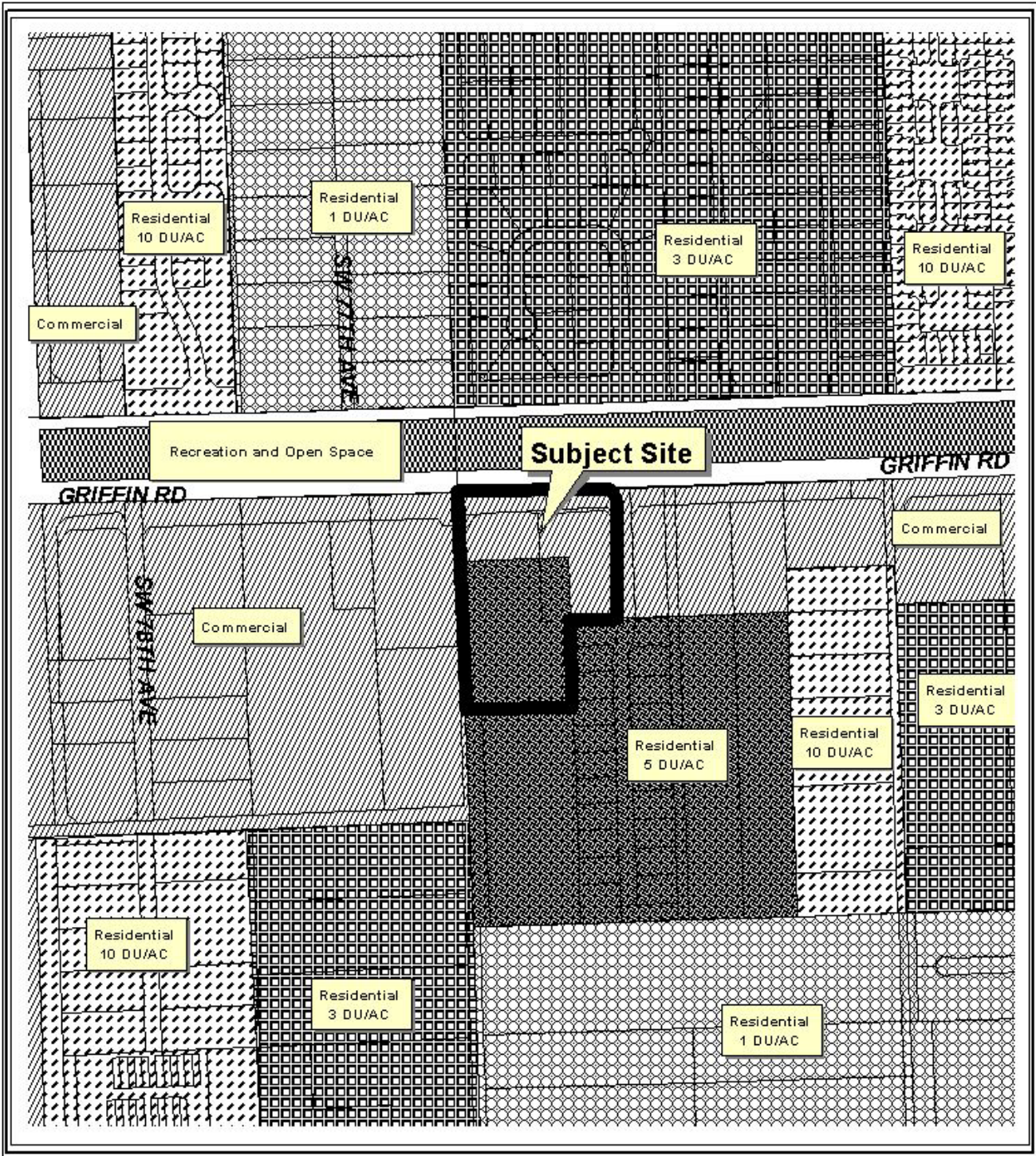
NOT A SURVEY

COUNTRY WESTERN
STORE

PROJ. NO.: 03-792

DATE: 9-3-03

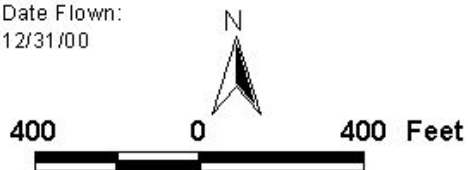
SHEET 1 OF 1



<p>400 0 400 Feet</p> <p>Planning & Zoning Division - GIS</p>		<p>DELEGATION REQUEST DG 8-4-03 Future Land Use Map</p> <p>Prepared By: TAV Date Prepared: 8/29/03</p>
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Date Flown:
12/31/00



Planning & Zoning Division - GIS



DELEGATION REQUEST DG 8-4-03 Zoning and Aerial Map

Prepared By: TAV
Date Prepared: 8/29/03

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